

AGENDA

To: Board of Zoning Appeals / Planning Commission Members
From: Department of Planning and Economic Development
Subject: Meeting Agenda: June 9, 2020
Cc: Ron Feldner, Rhonda Ferrell-Bowles; Clerk of Council

Note: Pre-agenda is scheduled for June 9, 2020; 5:00pm in the conference room.

Zoning Appeals

PC2005: Habitat for Humanity, property owner requests a 5' on the rear setback and a 12' variance on the front setback for construction of a single-family dwelling to be located at 4055 6th Street. PIN 6-0019-03-010

PC2006: Habitat for Humanity, property owner requests a 5' variance on the rear setback and a 7' variance on the front setback for construction of a single-family dwelling to be located at 801 Davis Avenue. PIN-6-0019 -03-020

Planning Commission

PC2007: PSC Custom LLC dba Polar Service Centers request to rezone 14 Aviation Court from I-1 to I-2 for trailer repair, service, truck parts sales, warehousing, truck terminal office with dispatch and tank wash out service. PIN 6-0892-01-010

PC2008: Dave Williams; McCraney Property Company representing property owner Leg/Meg 270 Dean Forest LLC request a site plan review of Phase 2 Improvements for proposed development of Prosperity Drive. PIN 6-0930-01-002

PC2009: Stan Fischer and Jason Chambliss; Thomas & Hutton Engineering representing CenterPoint Properties request a site plan review for future development of a warehouse facility and container yard to be located at Dean Forest Road (Travis Field Road). PIN 6-0986-01-005.

Public Hearing for PC2007 by City Council is scheduled for June 15, 2020 with Consideration by City Council scheduled for July 20, 2020 at 6pm in the Council Chambers, 100 Central Avenue, Garden City, Georgia 31405.



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION

Date Filed: _____ Amount Paid: IN-320-5838 Case #: PC2005

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

Applications may only be pulled up until one week prior to the scheduled meeting. No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:


- ☐ Site Plan / LDA Application ☐ Subdivision
☐ Building / Building Permit Application ☒ Appeal / Variance
☐ Rezoning / Zoning Amendment

General Information:

Property Owner: Coastal Empire Habitat for Humanity Phone: 912-353-8122
Cell Phone: 912-658-4730 Email: executivedirector@habitatsavannah.org
Mailing Address: P.O. Box 13211, Savannah, GA 31416
Property Address: 4055 6th Street, Garden City, GA 31408
PIN#: 60019 03010 Zoning District: Rossignol Hill - R2

Applicant Name (if different from above): _____ Applicant Phone (if different from above): _____
Applicant Address (if different from above): _____

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: 03/04/2006



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.

- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☒ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
 - ☐ Extension of a non-conforming use
- ☐ Other -- please describe:

Habitat for Humanity is requesting a 5' variance on the rear setback and a 12' variance on the front setback for the new homeownership unit that it plans to construct at 4055 6th Street. The front of the house will face 6th Street. This is a corner lot. Orienting the house to face 6th Street will reduce the number of variances that Habitat for Humanity will have to apply for in order to construct this unit.

Justification for Request:

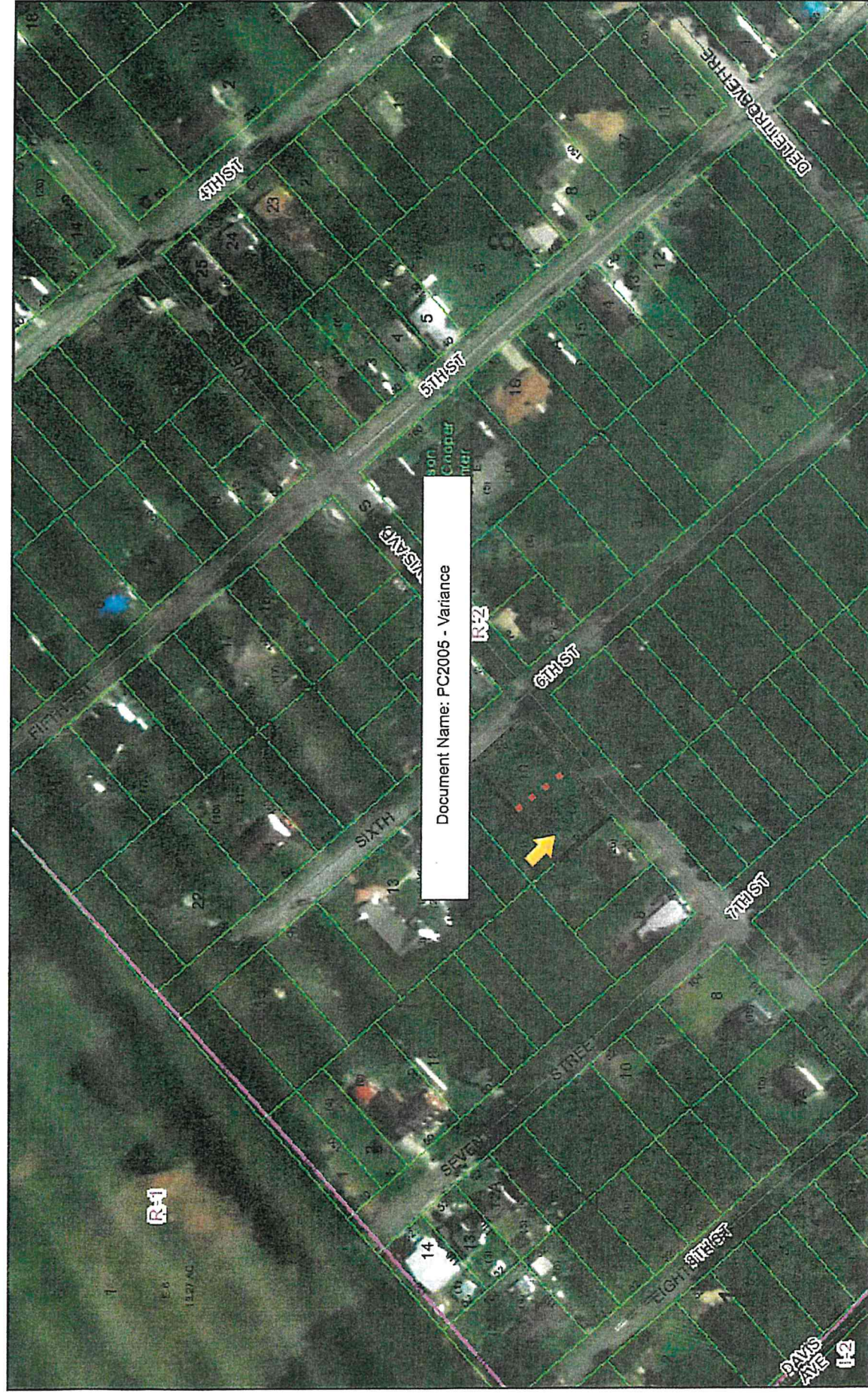
The lot depth is 75' and is similar in size to many existing lots in the Rossignol Hill neighborhood. The variance request will allow the Habitat house to be in line with nearby Habitat houses where similar variances have been requested and approved.

Sec. 90-72. - Dwellings.

When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule:

		Lot Area and Lot Width Requirements		Setback from Centerline of Street for Front Yard Purposes						
		Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Major Arterial (feet)	Secondary Arterial (feet)	Collector Street (feet)	Minor and Marginal Access Street (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)
1.	Dwellings served by public water and public sewers:									
a.	One-family dwelling	8,400	80	90	80	60	50	8	25	36
b.	Two-family dwelling	4,200	100	90	80	60	50	8	25	36
c.	Three-family dwelling	2,800	100	90	80	60	50	10	25	—
d.	Multifamily dwelling	2,700	105	90	80	60	50	10	25	—

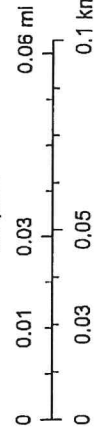
4055 6th Street: PIN 6-0019-03-010



4/23/2020, 5:43:20 PM

- | | | | | |
|--------------------|----------------|--------------|----------------|-------------|
| Municipal Boundary | POOLER | THUNDERBOLT | UNINCORPORATED | Parkways |
| BLOOMINGDALE | PORT WENTWORTH | TYBEE ISLAND | Local Roads | Interstate |
| GARDEN CITY | SAVANNAH | VERNONBURG | Major Roads | Local Roads |

1:2,257





MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Scott Robider
Date: June 5, 2020
Re: PC2005: Habitat for Humanity – 4055 6th Street

The City staff has reviewed the request by Habitat for Humanity regarding a variance request for the front setbacks for a single-family dwelling at **4055 6th Street**. This variance request to vary from the City's current setback requirements as outlined in *Section 90-72 of The Code of Ordinances*. The area is one of the City's older residential districts where much of the existing construction pre-dates the City's current land use ordinances. As such, the majority of the existing homes do not meet the current setback requirements in the ordinance. However, one intent of the setback ordinance is to ensuring a safe and proper clearance from adjacent structures and property lines. The requested variance would allow for adequate clearances, and not subject this proposed structure, or neighboring structures to unsafe conditions.

City Staff Position: Based on the information described above and within the attached documents, the City staff recommends **Approval** of this Variance Request.

Disclaimer: The Planning Commission's approval of the site plan only constitutes the initial step in the City permitting process and additional requirements may still need to be met prior to issuance of any City permits. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard review process and a Land Disturbance Activity (LDA) Permit must be issued prior to and the commencement of construction activities. The Petitioner should also note that final approval of the site architectural/building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction can commence.



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.961.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

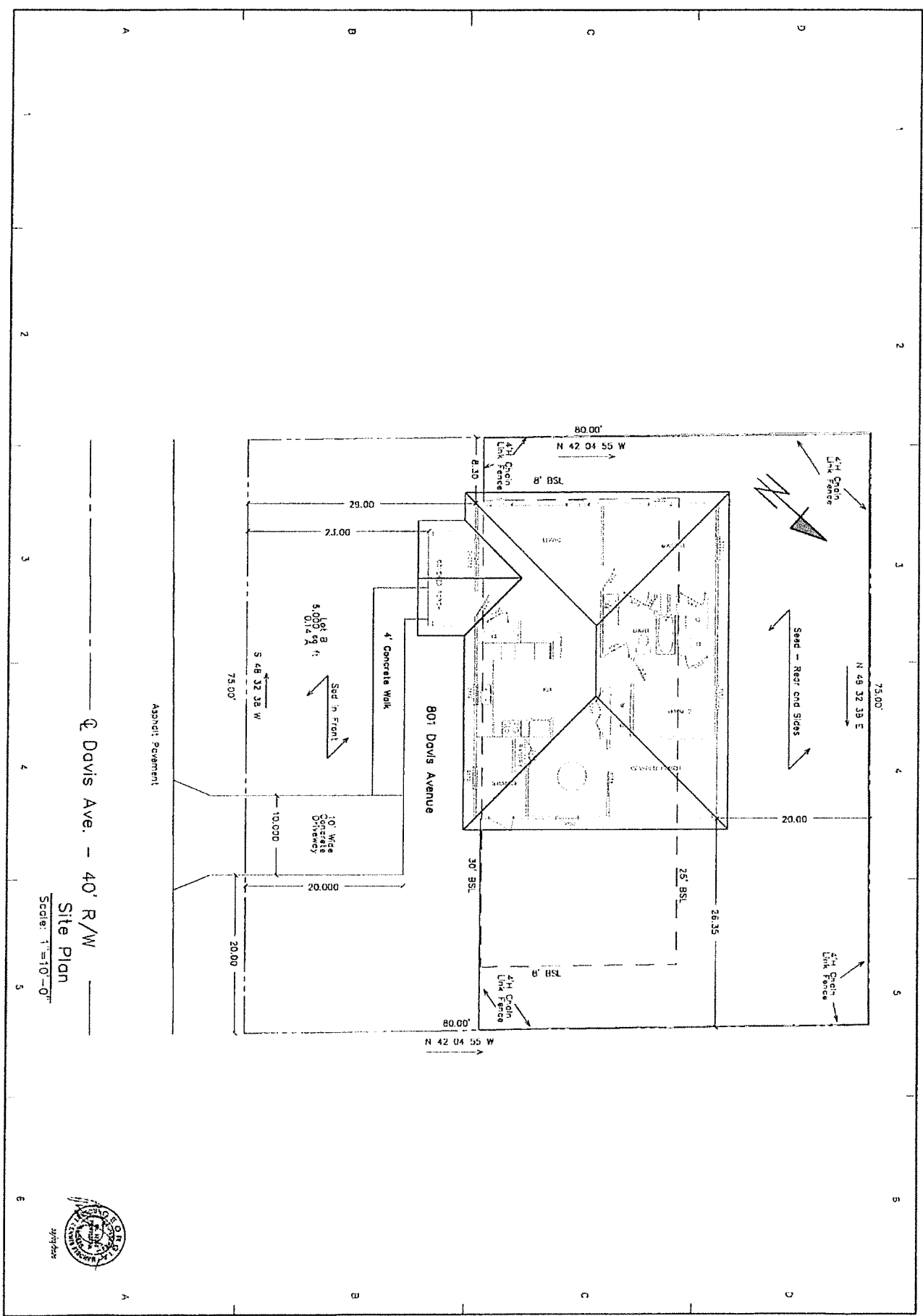
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- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☒ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
 - ☐ Extension of a non-conforming use
 - ☐ Other – please describe:

Habitat for Humanity is requesting a 5' variance on the rear setback and a 7' variance on the front setback for the new homeownership unit that it plans to construct at 801 Davis Avenue. The front of the house will face Davis Avenue.

Justification for Request:

The lot depth is 75' and is similar in size to many existing lots in the Rossignol Hill neighborhood. The variance request will allow the Habitat house to be in line with nearby Habitat houses where similar variances have been requested and approved.



Q Davis Ave. - 40' R/W

Site Plan

Scale: 1"=10'-0"



Rev	Date	Description
0	03/01/2020	Issued for Permitting
1	03/01/2020	Issued for Permitting
2	03/01/2020	Issued for Permitting
3	03/01/2020	Issued for Permitting
4	03/01/2020	Issued for Permitting
5	03/01/2020	Issued for Permitting
6	03/01/2020	Issued for Permitting
7	03/01/2020	Issued for Permitting
8	03/01/2020	Issued for Permitting
9	03/01/2020	Issued for Permitting

2-Bedroom Plan
Habitat for Humanity

RDF-PE, LLC
Engineering, Design, Consulting & Construction Services
4 Shadock Lane
Savannah, GA 31401
814 / 201 - 8872

THIS DOCUMENT IS THE PROPERTY OF RDF-PE, LLC. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF RDF-PE, LLC IS PROHIBITED. THE USER AGREES TO HOLD RDF-PE, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY RDF-PE, LLC IN CONNECTION WITH THE USE OF THIS DOCUMENT.

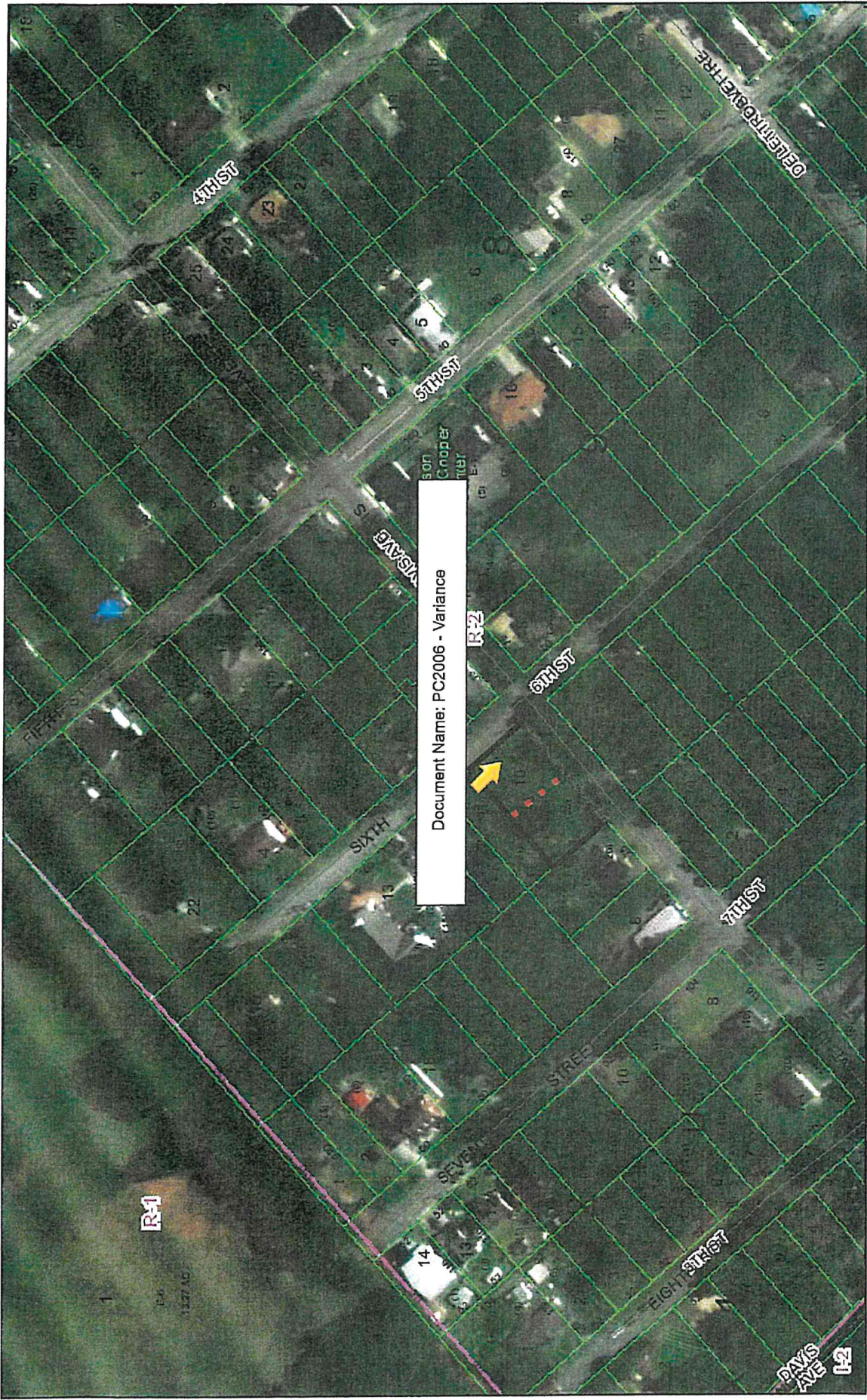
Sheet: S-1.0

Sec. 90-72. - Dwellings.

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c.	Three-family dwelling	2,800	100	90	80	60	50	10	25	—
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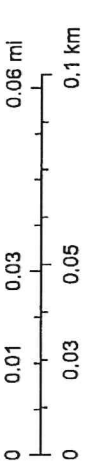
801 Davis Avenue: PIN 6-0019-03-020



4/23/2020, 5:36:01 PM

- Municipal Boundary
- POOLER
 - BLOOMINGDALE
 - GARDEN CITY
 - THUNDERBOLT
 - TYBEE ISLAND
 - VERNONBURG
 - UNINCORPORATED
 - Local Roads
 - Major Roads
 - Parkways
 - Interstate
 - Local Roads

1:2,257





GARDEN CITY
PLANNING &
ECONOMIC DEVELOPMENT

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Scott Robider
Date: June 5, 2020
Re: PC2006: Habitat for Humanity – 801 Davis Avenue

The City staff has reviewed the request by Habitat for Humanity regarding a variance request for the front setbacks for a single-family dwelling at **801 Davis Avenue**. This variance request to vary from the City's current setback requirements as outlined in *Section 90-72 of The Code of Ordinances*. The area is one of the City's older residential districts where much of the existing construction pre-dates the City's current land use ordinances. As such, the majority of the existing homes do not meet the current setback requirements as set forth in the ordinance. However, one intent of the setback ordinance is to ensuring a safe and proper clearance from adjacent structures and property lines. The requested variance would allow for adequate clearances, and not subject this proposed structure, or neighboring structures to unsafe conditions.

City Staff Position: Based on the information described above and within the attached documents, the City staff recommends **Approval** of this Variance Request.

Disclaimer: The Planning Commission's approval of the site plan only constitutes the initial step in the City permitting process and additional requirements may still need to be met prior to issuance of any City permits. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard review process and a Land Disturbance Activity (LDA) Permit must be issued prior to and the commencement of construction activities. The Petitioner should also note that final approval of the site architectural/building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction can commence.



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION

Date Filed: 3/12/20 Amount Paid: INV-320-5842 Case #: PC2007

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

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Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan / LDA Application | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Building / Building Permit Application | <input type="checkbox"/> Appeal / Variance |
| <input type="checkbox"/> Rezoning / Zoning Amendment | |

General Information:

Property Owner: PSC Custom LLC dba Polar Service Centers Phone: (610) 431-2838
Cell Phone: (973) 818 7526 Email: jerry.cignarella@polarsvc.com
Mailing Address: 7600 East Sam Houston Pkwy N.
Property Address: 14 Aviation Court Garden City GA
PIN#: 6-0892-01-010 Zoning District: I-1

Applicant Name (if different from above): Brian Edmison Applicant Phone (if different from above): 618-237-1564

Applicant Address (if different from above): PO Box 568 Mt. Vernon, IL. 62864

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant: Brian Edmison Date: 3/12/20



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

☐ Text: Zoning Classification to be Altered: _____ Section: _____

Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

☒ Map: Zoning Classification to be Altered From: I-1 _____ To: I-2 _____

Existing Land Use:

Trailer repair and service.

Trailer Parts sales and warehousing.

Trucking terminal office and dispatch.

Desired Land Use:

Trailer repair and service., Trailer Parts sales and warehousing., Trucking terminal office and dispatch.

Tank Trailer Wash Out Service

Justification for Request:

Use needed to support allowed operations. Intended use adjacent to approved district and continuation of non-conforming existing use.

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



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100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

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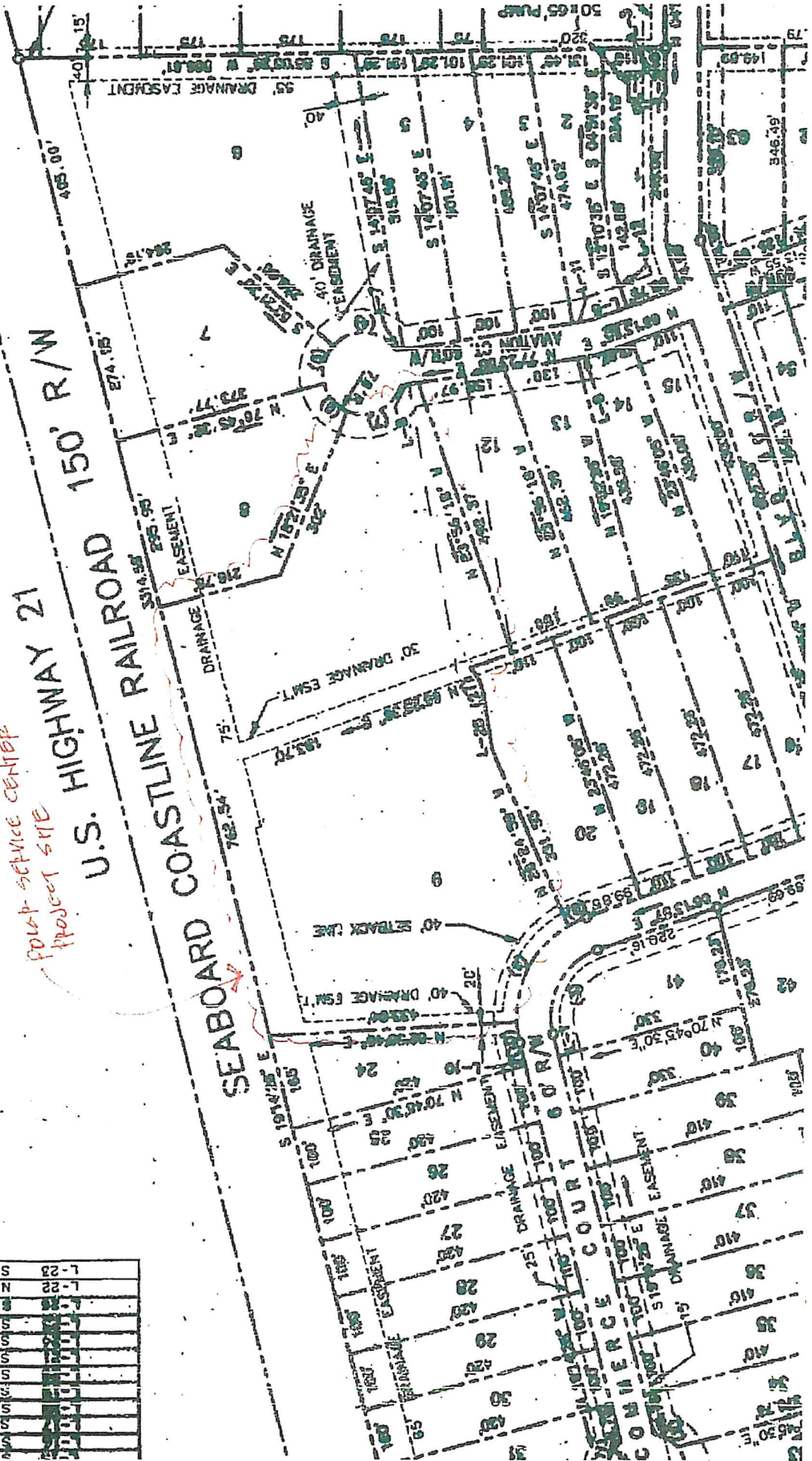
- ☐ Establish a use which must be approved by appeal
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 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
- ☐ Extension of a non-conforming use
- ☐ Other – please describe:

Justification for Request:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FOUR SERVICE CENTER
 PROJECT SITE

SEABOARD COASTLINE RAILROAD
 150' R/W
 U.S. HIGHWAY 21
 405.00'



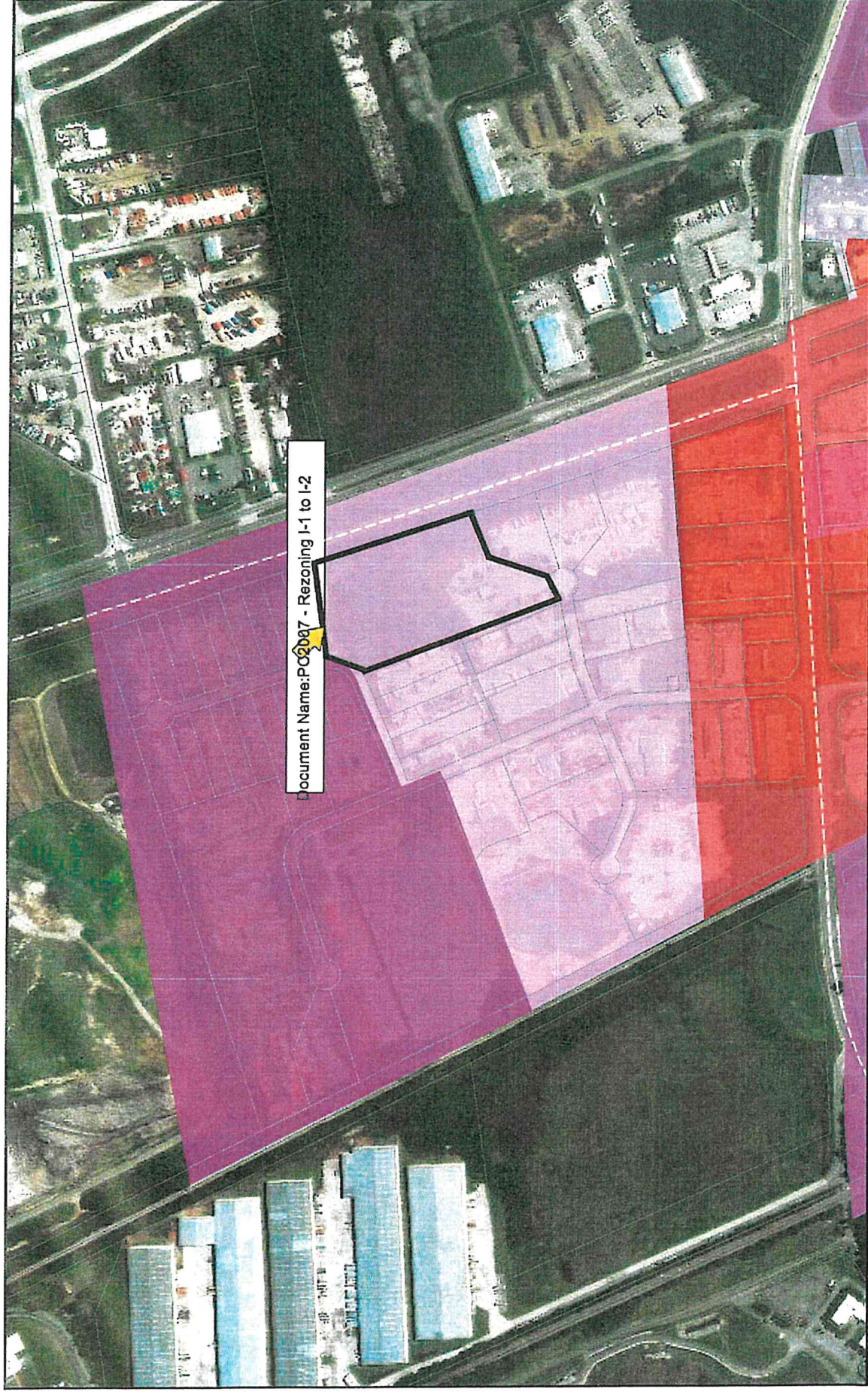
[illegible]

LOT 9, PORT INDUSTRIAL PARK TWO
8TH G.M. DISTRICT
GADSDEN CITY, CHATTAHOOCY COUNTY, GEORGIA
Prepared for:
GROEDDYNE TRANSPORT, INC.

EMC ENGINEERING SERVICES, INC.
10000 W. 10th Avenue, Suite 100
Denver, CO 80231
Tel: (303) 751-1111
Fax: (303) 751-1112
www.emc-engineering.com



14 Aviation Court Parcel 6-0992-01-010



5/20/2020, 7:09:04 PM

Chatham County Parcels

C-2A = Heavy Commercial with Alcoholic Sales

1:9,028

Zoning Classifications

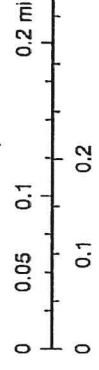
I-1 = Industrial

Commercial

C-2 = Heavy Commercial

I-2 = Industrial

Industrial



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

Esri, HERE, Garmin, IPC | USDA FSA, GeoEye, Maxar, CNES/Airbus DS | Geo Rec

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Scott Robider
Date: June 5, 2020
Re: PC2007: PSC Custom LLC dba Polar Service Center

The petitioner Polar Service Center is requesting approval to have its current property located at 14 Aviation Court (PIN 6-0892-01-010) rezoned from its current I-1 status to a I-2 designation in order to expand its current site operations. Polar Services currently operates a trucking terminal, container storage yard and truck service business on a portion of its actual property. The company seeks rezoning approval in order to expand the trucking yard operations through construction of improvements on undeveloped land within the tract where the business is currently located. In addition to increased container storage capacity, the company desires to build an enhanced service center to include a tank wash facility as an addition to the existing structure. If the I-2 zoning request is approved, Polar Services must secure approval of the future site plan from the Planning Commission as well as the standard City staff approvals. In addition, they will need to coordinate applicable approvals with the Georgia EPD for an Industrial Pre-treatment Permits for the tank wash and with the Army Corps of Engineers related to impacts to onsite wetland areas that will be affected by the site expansion.

The proposed request has been evaluated against the standards governing the exercise of the zoning powers of Garden City's Mayor and Council according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? *Yes, the area is currently a mixture of I-1 and I-2, and is currently used for business activities related to truck terminals, container storage and other such operations.*
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? *No, it is not spot zoning and all surrounding properties are either I-1 or I-2.*
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? *No, there are no single family residential properties in the immediate area.*

- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it? *No, all of the surrounding property is zoned industrial.*
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested? *Yes, the Petitioner intends to expand his current business to offer more services to their existing customers.*
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood? *Yes, surrounding property owners could request I-2 zoning but the surrounding properties are already zoned a mixture of I-1 and I-2. As such, future rezoning requests should not adversely impact land use changes or any neighborhoods.*

Recommendation: Based on the information described above, the City recommends **Approval** of this rezoning request.

Disclaimer: The Planning Commission's recommendation for approval or denial of a rezoning request is only advisory in nature to the City Council who makes the final decision. The Petitioner should note that final approval or denial of the rezoning request will be via a formal City Council action. The rezoning process only constitutes the initial step in the City permitting process and additional requirements will still need to be met prior to issuance of any City permits. If the rezoning is approved, the Petitioner will need to prepare and submit the required detailed engineering plans for review through the City's standard review process. The site plan and architectural plans will need to go back before the Planning Commission for approval prior to the issuance of a Land Disturbance Activity (LDA) Permit to commence construction activities. The Petitioner should also note that final approval of the site architectural/building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction can commence.



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION

PROSPERITY DRIVE - PHASE 2 IMPROVEMENTS

Date Filed: 3/12/2020 Amount Paid: _____ Case #: PC2008

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

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- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan / LDA Application | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Building / Building Permit Application | <input type="checkbox"/> Appeal / Variance |
| <input type="checkbox"/> Rezoning / Zoning Amendment | |

General Information:

Property Owner: LEG/MEG 270 DEAN FOREST LLC Phone: _____
Cell Phone: _____ Email: _____
Mailing Address: 742 BUCKLAND HALL RD RICHMOND HILL, GA 31324-5352, PO BOX 1086, RICHMOND HILL, GA 31324
Property Address: PROSPERITY DRIVE
PIN#: 6-0930-01-002 Zoning District: F-1

Applicant Name (if different from above): McCraney - Davis Williams Applicant Phone (if different from above): 704.965.9268
Applicant Address (if different from above): 2257 Vista Parkway #15 West Palm Beach, FL 33411

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: 3/12/2020



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

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☐ Text: Zoning Classification to be Altered: _____ Section: _____
Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

☐ Map: Zoning Classification to be Altered From: _____ To: _____
Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



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 - ☐ Extension of a non-conforming use
 - ☐ Other -- please describe:

Justification for Request:



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION
MAIN GATE LOGISTICS BUILDING 1

Date Filed: 3/12/2020 Amount Paid: _____ Case #: PC20008

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

Applications may only be pulled up until one week prior to the scheduled meeting.
No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:

- ☒ Site Plan / LIDA Application ☐ Subdivision
☐ Building / Building Permit Application ☐ Appeal / Variance
☐ Rezoning / Zoning Amendment

General Information:

Property Owner: LEGMEG 270 DEAN FOREST LLC Phone: _____
Cell Phone: _____ Email: Dave Williams <dwilliams@mccraneyproperty.com>
Mailing Address: 742 BUCKLAND HALL RD RICHMOND HILL, GA 31324-5352, PO BOX 1086, RICHMOND HILL, GA 31324
Property Address: PROSPERITY DRIVE
PIN#: 8-0930-01-002 Zoning District: F-1

Applicant Name (if different from above): McCraney - Dave Williams Applicant Phone (if different from above): 704.905.9268
Applicant Address (if different from above): 2257 Vista Parkway #15 West Palm Beach, FL 33411

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: 3/12/2020



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

☐ Text: Zoning Classification to be Altered: _____ Section: _____
Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

☐ Map: Zoning Classification to be Altered From: _____ To: _____
Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.

- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☐ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
- ☐ Extension of a non-conforming use
- ☐ Other - please describe:

Justification for Request:



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION

MAIN GATE LOGISTICS BUILDING 2

Date Filed: 3/12/2020 Amount Paid: _____ Case #: PC2008

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

Applications may only be pulled up until one week prior to the scheduled meeting.
No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan / LDA Application | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Building / Building Permit Application | <input type="checkbox"/> Appeal / Variance |
| <input type="checkbox"/> Rezoning / Zoning Amendment | |

General Information:

Property Owner: LEG/MEG 270 DEAN FOREST LLC Phone: _____
Cell Phone: _____ Email: _____
Mailing Address: 742 BUCKLAND HALL RD RICHMOND HILL, GA 31324-5352, PO BOX 1096, RICHMOND HILL, GA 31324
Property Address: PROSPERITY DRIVE
PIN#: 5-0930-01-002 Zoning District: I-1

Applicant Name (if different from above): McCrane - Dave Williams Applicant Phone (if different from above): 704.965.9266
Applicant Address (if different from above): 2257 Vista Parkway #15 West Palm Beach, FL 33411

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: 3/12/2020



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

☐ Text: Zoning Classification to be Altered: _____ Section: _____

Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

☐ Map: Zoning Classification to be Altered From: _____ To: _____

Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.

- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☐ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
- ☐ Extension of a non-conforming use
- ☐ Other - please describe:

Justification for Request:



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION
MAIN GATE LOGISTICS BUILDING 3

Date Filed: 10/15/19 Amount Paid: _____ Case #: PC2008

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

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No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:


- ☒ Site Plan / LDA Application ☐ Subdivision
☐ Building / Building Permit Application ☐ Appeal / Variance
☐ Rezoning / Zoning Amendment

General Information:

Property Owner: LEG-MEG 270 DEAN FOREST LLC Phone: _____
Cell Phone: _____ Email: _____
Mailing Address: 742 BUCKLAND HALL RD RICHMOND HILL, GA 31324-5352, PO BOX 1056, RICHMOND HILL, GA 31324
Property Address: PROSPERITY DRIVE
PIN#: 5 0930-01-002 Zoning District: I-1

Applicant Name (if different from above): McCrane - Dave Williams Applicant Phone (if different from above): 704.965.9268
Applicant Address (if different from above): 2257 Vista Parkway #15 West Palm Beach, FL 33411

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: 3/12/2020



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

☐ Text: Zoning Classification to be Altered: _____ Section: _____

Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

☐ Map: Zoning Classification to be Altered From: _____ To: _____

Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).

Also include two plats with the proposed subdivision clearly and accurately marked.

For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.

- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☐ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
 - ☐ Extension of a non-conforming use
 - ☐ Other please describe:

Justification for Request:



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION MAIN GATE LOGISTICS BUILDING 4

Date Filed: 3/12/2020 Amount Paid: _____ Case #: PC 2008

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

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No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:

- ☒ Site Plan / LDA Application
☐ Building / Building Permit Application
☐ Rezoning / Zoning Amendment

- ☐ Subdivision
☐ Appeal / Variance

General Information:

Property Owner: LEGMEG 270 DEAN FOREST LLC Phone: _____
Cell Phone: _____ Email: _____
Mailing Address: 742 BUCKLAND HALL RD RICHMOND HILL, GA 31324-5352, PO BOX 1086, RICHMOND HILL, GA 31324
Property Address: PROSPERITY DRIVE
PIN#: 6-0930-01-002 Zoning District: F-1

Applicant Name (if different from above): McCraney - Dave Williams Applicant Phone (if different from above): 704 965 9268
Applicant Address (if different from above): 2257 Vista Parkway #15 West Palm Beach, FL 33411

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: _____



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

☐ Text: Zoning Classification to be Altered: _____ Section: _____
Specific Request:

Justification for Request:

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

☐ Map: Zoning Classification to be Altered From: _____ To: _____
Existing Land Use:

Desired Land Use:

Justification for Request:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).
Also include two plats with the proposed subdivision clearly and accurately marked.

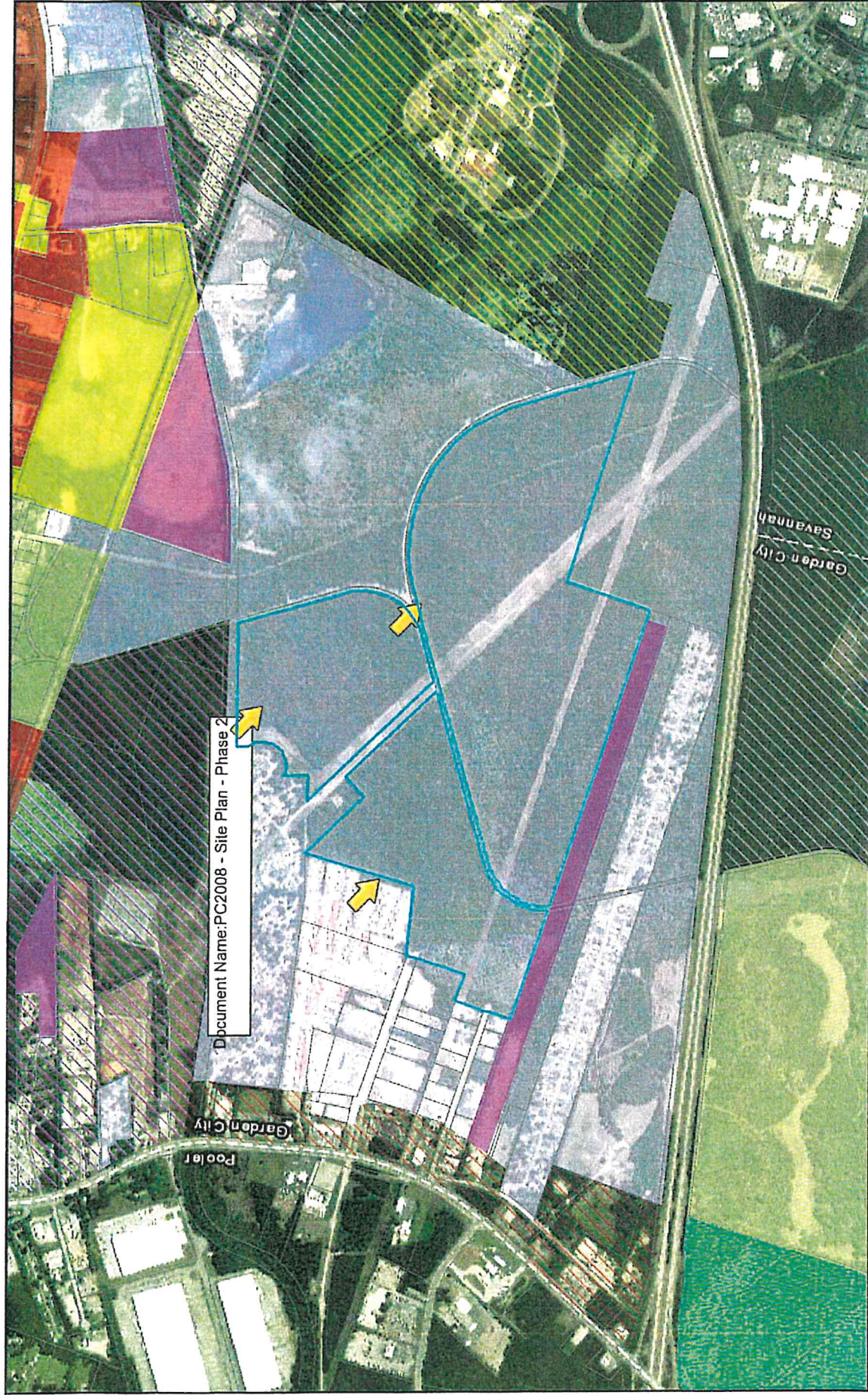
For Appeals / Variance:

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- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☐ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
 - ☐ Extension of a non-conforming use
 - ☐ Other please describe:

Justification for Request:

Prosperity Drive Parcel 6-0930-01-002



5/20/2020, 7:24:50 PM

Chatham County Parcels
Zoning Classifications
M = Mixed Use

C-1 = Light Commercial
C-2 = Heavy Commercial
C-2A = Heavy Commercial with Alcoholic Sales

P-C-2A = Planned Commercial
I-1 = Industrial
P-I-1 = Planned Industrial

1:18,056

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user
Geo Rec
Esri, HERE, Garmin, IPC | USDA FSA, GeoEye, Maxar, CNES/Airbus DS |



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Scott Robider
Date: June 3, 2020
Re: PC2008: McCraney Property Company – Prosperity Drive

The proposed project is a Class A, Industrial Warehouse Project that is being referred to as Main Gate Logistics. The total estimated value of the project at build out is \$150 million and the total projected building square footage is 1.27 million. The primary access to the future project site will be via Prosperity Drive off Dean Forest Road (State Route 307).

Garden City and McCraney Property Company have been in communication and coordination regarding this proposed project for over 12 months. Over this time period, the two parties have discussed and resolved various matters regarding the project and the surrounding area. Through the course of these discussions, the City and McCraney executed a Memorandum of Understanding (MOU) on July 24, 2019 which detailed the obligations of each party related to the proposed project. The necessary infrastructure improvements related to traffic, streets and utilities have been outlined in the MOU and should address the anticipated issues associated with the proposed project. A Draft Development Agreement (DA) has also been prepared and was approved by the City Council at their April 6, 2020 meeting for final negotiation and execution by the City Manager and City Attorney. The April 6, 2020 meeting agenda can be viewed at <http://www.gardencity-ga.gov/home/showdocument?id=4229>

On January 14, 2020 the Planning Commission approved the Phase 1 plan (PC1934) for this project which included site clearing and grading. Phase 2 seeks approval for the project's site plan and building construction. The proposed Phase 2 plans have been reviewed by City staff as well as a third-party engineer and found to be in accordance with our codes and standards.

Recommendation: Based on the information described above and the attached site plan, the City staff recommends **Approval** of this project site plan.

Disclaimer: The Planning Commission's approval of the site plan only constitutes the initial step in the City permitting process and additional requirements may still need to be met prior to issuance of any City permits. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard review process and a Land Disturbance Activity (LDA) Permit must be issued prior to and the commencement of construction activities. The Petitioner should also note that final approval of the site architectural/building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction can commence.

Board of Zoning Appeals/Planning Commission
January 14, 2020 - 6:00PM

Opening: Chairman Monroe welcomed everyone and called the meeting to order.

Roll Call: Vice-Chair Jenecia Perry, Jeff Ashley, Jimmy Crosby, Charles Orrel, Billy Jackson and Misty Selph. Nancy Cox was absent.

Staff: Scott Robider; Interim Planning and Zoning Director

Visitors: Enclosed

Chairman Monroe stated the agenda has been modified with no items to be heard for Board of Zoning Appeals. Chairman Monroe said the PC1925 has been pulled and Scott Robider; City Staff will give an update to the Board and residents with regards to the site plan review.

Planning Commission

PC1925: Maupin Engineering representing property owner HOS Management, LLC request a site plan review for future development as Sleep Inn Hotel at 2nd Street; PIN 6-0020 -04-004. Please see enclosed prepared statement as read by Scott Robider; Interim Director.

Commissioner Perry said when was the notice received to pull the application?

Scott Robider; Interim Director said January 14th at 9:12am and we understand frustrations but we have to make sure the project meets requirements and the City recommendation was for denial until site plan issues are resolved before being brought back to the City.

Chairman Monroe said there will not be open discussion as the item has been pulled. Citizens will be notified once this item has been placed back on the agenda for review.

PC2003: Justin Redmond; representing property owners Larry & Mary Garrett request a general development plan review as a warehouse for Kelly Hill Road; PIN 6-0879-02-004, 6-0879-02-005 and 6-0879-02-006.

Chairman Monroe said PC2003 has been pulled from the agenda for anyone who is here to comment on the item.

Scott Robider; Interim Director stated this item was pulled from the agenda today at 4:30pm; time did not allow opportunity to provide advance notice.

PC1934: Dave Williams, McCraney Property Company representing property owner Leg/Meg 270 Dean Forest Road LLC request a site plan of a proposed mass grading development of Prosperity Drive. PIN 6-0930-01-002.

Chairman Monroe opened the floor for questions and comment of the petition.

Tre Wilkins; Thomas & Hutton Civil Engineer stated he is asking for mass grading approval of 143 acres and four warehouse buildings. He said clearing and filling of the property is requested for tonight, plans are to extend Prosperity into the property to start once permits are in place.

Vice-Chair Perry asked when is the project expected to start and end, what items will be in the warehouse buildings and what is the approximate acreage of the site?

Mr. Wilkins said 3 to 4 months to start once permits are in place and 12-18 months for construction depending upon weather conditions. Mr. Wilkins said the buildings are spec buildings, the tenant hasn't been identified and the site is 143 acres.

Commissioner Selph said do you know when wetlands mitigation is to be approved?

Mr. Wilkins stated we are corresponding with the Corp of Engineers and if there's any area of property that's affected it will be avoided due to wetlands. The mass grading project will be 143.5 acres.

Chairman Monroe said would you explain the incorporation of Prosperity Drive?

Mr. Wilkins said improvements will be made to Prosperity by adding a decel lane with a DOT permit; as project develops it will need the installation of a traffic light. The project will include sanitary sewer and lift station for water main extension. Mr. Wilkins said existing ditches have issues and the improvements will help address those issues.

Vice-Chair Perry asked if a traffic study has been completed and what are your plans regarding the traffic light and turning lane?

Mr. Wilkins said plans are for a dedicated left turn lane to I-16 and right turning lane; as the traffic increases with other development a traffic signal will be installed once the monitored threshold is reached.

Commissioner Ashley said what is the timeframe of road improvements versus construction improvements?

Mr. Wilkins said I do not know the exact answer for this timeframe, I would guess that the last of road improvements will be done toward a good bit of construction is complete.

Chairman Monroe called for further questions or comments; being none he then called for those in opposition with no opposition Chairman Monroe stated that City Staff and McCraney have executed a Memorandum of Understanding detailing the necessary infrastructure improvements relating to the proposed project with regards to traffic, streets, and utilities as outlined in the MOU and based on the information City Staff recommends approval of this project.

Chairman Monroe called for a motion; Vice -Chair Perry made a motion to approve PC1934: Dave Williams, McCraney Property Company representing property owner Leg/Meg 270 Dean Forest Road LLC request a site plan of a proposed mass grading development of Prosperity Drive. PIN 6-0930-01-002. Commissioner Selph seconds the motion; a vote is taken and passes without opposition.

PC2002: Bruce Harden; One to Another Evangelistic Ministries, Inc. request a site plan review for future development as a church to be located at 5008 Pineland Drive; PIN 6-0990C-01-015, 6-0990C-01-016 and 6-0990C-01-017.

Jessica Vick; Roberts Engineering Civil Engineering stated the request is to construct a metal building for a 5000 sq. ft. church for One to Another Evangelistic Ministries.

Commissioner Selph said are you aware this square footage requires a sprinkler system?

Ms. Vick said I am not aware that it's required and I was going to look into it with City Staff.

Chairman Monroe said are planning to accommodate so that the project will move forward?

Ms. Vick stated if it cannot move forward, we would comply or adjust the design so that it meets regulations.

Vice-Chairman Perry stated we (the Board) are not aware of all the requirements for a fire suppression system, the question was to make you aware of the need for a fire system and for it to be safe from a fire standpoint.

Scott Robider stated that Point 2 of Staff's recommendation should be read for clarification.

Commissioner Selph stated calculations, designs, and other supporting documentation to address fire protection, suppression and required fire department access measures for the site and you are to submit revised architectural plans/site plans indicating the addition of the required suppression system and other notated issues per applicable building and State Fire code.

Scott Robider, Interim Director stated the fire access issues are worked thru with the City.

Ms. Vick asked if this can be handled during the construction review process and reappear before Council?

Scott Robider, Interim Director stated this review does not require to reappear for City Council approval or the Board; the details and revisions within the site plan are worked out with Staff and the petitioner.

Vice-Chairman Perry said the property is beautiful and perfect location for a sanctuary.

Ms. Vick stated we arranged the site so that it would be the most appealing footprint; we will make sure that every requirement of the City be met.

Chairman Monroe called for further questions or comments, being none, he called for those in opposition.

Marcie Daniel, 5306 Silk Hope Road, said I do not oppose this project, I welcome the church but my concern is tree removal. Ms. Daniel said I cannot find dead trees and we do want to see oak trees and ask that you make provisions to build around the trees.

Chairman Monroe said Ms. Daniel are you familiar with the City's Tree ordinance?

Ms. Daniel stated I am aware that the City has a tree ordinance.

Scott Robider; Interim Director said the petitioner would have to comply with the ordinance and the City's recommendation is for them (the petitioner) to move forward; they will not have to appear before Council.

Ms. Vick said we have complied with the landscaping ordinance and removing four trees as they are in the way of placement of the building, we will replant new trees, one is diseased and there are four acres in the rear to preserve so that it may allow for future expansion; the reviewer wants to see one additional tree adjacent to our building.

Chairman Monroe stated the landscaping with any replacement is to be reflected in the plan and discussed further with the City.

Minutes
Board of Zoning Appeals/Planning Commission
January 14, 2020 - 6:00PM

Chairman Monroe called for further comments or questions; being none he called for a motion with the provisions that suppression measures are addressed and are in compliance with Code. Vice Chair Perry made motion to approve PC2002: Bruce Harden; One to Another Evangelistic Ministries, Inc. request a site plan review for future development as a church to be located at 5008 Pineland Drive; PIN 6-0990C-01-015, 6-0990C-01-016 and 6-0990C-01-017 with the provisions that suppression measures are addressed and are in compliance with Code. Commissioner Selph seconds the motion; vote passes without opposition.

Motion and second to adjourn the Planning Commission; vote passes without opposition.

Respectfully submitted
TTR

The City staff position memo regarding Agenda Item PC1925 for HOS Management/Sleep Inn was sent to the Planning Commission members on Monday, January 13. This memo was developed as a result of several weeks and numerous hours of staff time analyzing the details of the project related to a multitude of issues. The primary issue that remains unresolved at this time relates to onsite stormwater management and floodplain mitigation. In the City staff memo, the recommendation put forth was to deny the site plan as a result of these stormwater and floodplain issues. Last week, the City Attorney shared this information with the attorney for HOS Management in an effort to ensure that the petitioner was duly advised of the City's position prior to the meeting. As a result of the memo contents being shared with the petitioner's attorney, the petitioner's engineer requested that the item be removed from the agenda via email on January 14 at 9:12 am and also requested that the City staff meet to review the memo. On the advice of the City Attorney, the City staff allowed the item to be removed from the January 14 Planning Commission agenda and for the City staff to schedule a meeting to review the contents of the memo.

As a result of the departure of the previous Planning Director, the City staff has initiated discussions with the City Attorney on modification of the existing policies and procedures associated with the Planning Commission as it relates to the site plan review and approval process. The City intends to develop and implement a process in the future that will better address the Planning Commission process and schedule timelines such that last minute resubmittals and/or requests by the petitioner to continue a case are handled in a more efficient manner. We apologize to any residents that have come to the meeting tonight for this case for any inconvenience resulting from this case being continued again, but the City is working diligently to make sure that the pertinent project details are addressed prior to the case coming before the Planning Commission for action.

Date: January 14, 2020

Meeting: Garden City Zoning Board of Appeals/Planning Commission

Facilitator: Chairperson

Time: 6:00PM

Name	Address	Phone	E-mail
Marcia Daniel	City Hall	247-8133	—
Richard Lassiter Jr	—	912-414-8311	—
Odell Caine	4009 1st St	912-306-9422	ocaine9730@bell.net
Ronald Smart	4020 1st St	917-499-1297	
Mary Finckney	4008 3rd St	(912) 464-7356	
Odell Finckney	" "	" "	
Antonio Finckney	" "	" "	
Marion Smalls	412 DeHavre	912-856-0641	masmall64@gmail.com
Brenda Smalls	" "	912-695-0681	
Met MPS LEONARD HARRIS	4009 3rd St	904-4023166	
Yasheca maringo	4014 Second Street	912-596-4539	—
Katrena Williams	4022 1st Street	(912) 844-4015	
Dr. Lingeeha L. Johnson	355 Hawkinsville Rd	912-225-2016	
Necelia Chisholm	21105 First St.	912 224580	
Mr. XAVIER T Frazier	" "	912 272 4728	
Dolores G Davis	25 Minis Ave	912 335 9494	

City of Garden Site Plan Application



Development Information


Development Name		
Building 1 and Container Yard (at former Kahn Site)		
Property Address		
Phased development?		If yes, indicate proposed number of phases:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		two
Parcel ID	Total Site Acreage	Zoning
6-0986-01-005	72.81	I-2
Project Description		
325,500 SF WAREHOUSE AND CONTAINER YARD		

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Applicant Information

Owner	
Name	Address
Brian Hollings - CenterPoint Properties	999 Waterside Dr., Suite 2525, Norfolk, VA 23510
Phone	Email
757-630-7474	bhollings@centerpoint.com
Engineer/Surveyor	<input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Thomas & Hutton	Stan Fischer
Phone	Email
912-547-1862	fischer.s@tandh.com
Authorized Agent (Requires Authorized Agent Form)	<input checked="" type="checkbox"/> Check here to receive staff review comments via email
Company Name	Contact (Individual Name)
Thomas & Hutton	Stan Fischer
Phone	Email
912-547-1862	fischer.s@tandh.com

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Brian C. Hollings  5/20/20
 Print Name Signature Date

OFFICE USE ONLY		
Received By	Date Received	Case Number
		PC 2009
Submittal Format	Fee Amount Paid	Invoice Number
<input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both		Inv-6-20-5900

Dean Forest Road Parcel 6-0986-01-005



5/20/2020, 7:54:34 PM

Chatham County Parcels Zoning Classifications

C-2 = Heavy Commercial

I-1 = Industrial

I-2 = Industrial

R-A = Residential - Agricultural

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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Esri, HERE, Garmin, IPC | USDA FSA, GeoEye, Mapbox, CNES/Airbus DS | Geo Rec



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Scott Robider

CC: Ron Feldner

Date: June 5, 2020

Re: PC2009: CenterPoint Properties – Dean Forest Road

The purpose of this memorandum is to provide you an overview of the proposed Center Point Properties (CPP) Industrial Warehouse Development Project located on the Kahn Tract. The proposed project is a 325,000 square foot, Class A Warehouse Project located near the existing CPP Industrial Park off Dean Forest Road (State Route 307) and north of Sonny Perdue Drive.

Garden City and CPP have been working together for many months regarding this proposed project. Over the last 6 months, the two parties have discussed and resolved various matters regarding the future project including wetlands, stormwater management, water/sewer utilities, GDOT access, landscaping, etc. The required infrastructure improvements related to access from Dean Forest Road (SR 307), stormwater management, landscaping and the installation of water/sewer utilities have been the primary focus of those discussions. The City staff has reviewed the proposed site plan for this project along with our third-party engineer and have found the plan to be in accordance with all applicable codes and requirements. In addition, the City staff is agreeable to the proposed Landscape Plan as set forth by CPP.

On June 1, 2020 City Council approved a Draft Development Agreement (DA) and authorized the City Manager and City Attorney to negotiate and execute a final terms of the DA with CPP after the June 9, 2020 Planning Commission Meeting. The Draft DA has also been prepared to address the installation and long-term operation of water/sewer utilities as well as the proposed landscaping plan for the site. The June 1, 2020 agenda can be viewed at <http://www.gardencity-ga.gov/home/showdocument?id=4359>

Recommendation: The City staff has reviewed the proposed site plan and recommends **Approval** by the Planning Commission.

Disclaimer: The Planning Commission's approval of the site plan only constitutes the initial step in the City permitting process and additional requirements may still need to be met prior to issuance of any City permits. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard review process and a Land Disturbance Activity (LDA) Permit must be issued prior to and the commencement of construction activities. The Petitioner should also note that final approval of the site architectural/building plans will require City staff approval via its standard process and a building permit must be issued before vertical construction can commence.